



# COLAC 2050

## *Growth Plan*

### Background Report Summary



June 2017



Colac Otway  
SHIRE





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# Introduction

Colac 2050 Growth Plan is a long-term strategy that will guide the location of new housing, associated servicing infrastructure, and open space for the township of Colac. It builds on the vision for Colac established by the CBD and Entrances Project as a “Botanic Garden City”.

The purpose of the Colac 2050 Background Report is to:

- Summarise key findings from technical assessments commissioned for the purposes of Colac 2050.
- Summarise key strategic documents in relation to Colac.
- Synthesise this information in an opportunity and constraints analysis.

The Report is intended for Council and the community to assist with an understanding of the range of issues that may influence the outcome of the Colac 2050 Growth Plan, and to inform discussions around how and where Colac should grow.

Colac 2050 Growth Plan is a response to the G21 Regional Growth Plan prepared by the G21 Regional Growth Alliance in 2013. The G21 Regional Growth Plan sets Colac an aspirational population target of 20,000 people by 2050 and forms part of State planning policy. Colac 2050 aims to facilitate this aspirational population target by ensuring:

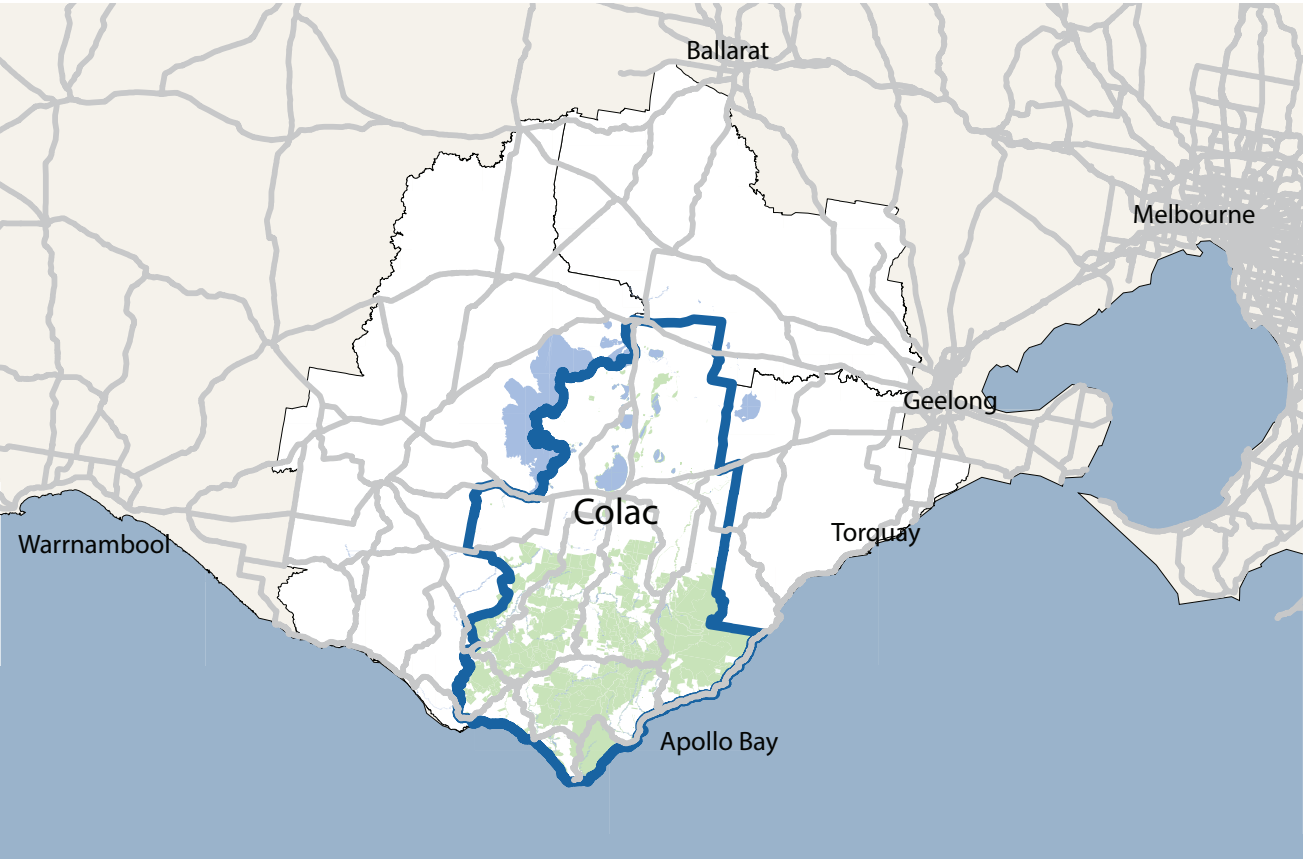
- The provision of appropriately-located and serviced residentially zoned land (and associated servicing infrastructure) whilst preserving the social, environmental and heritage assets which add value to Colac as a place to live and invest.
- That Colac is a vibrant and enjoyable place to live with the provision of adequate community facilities, open space, and infrastructure.

In planning for growth in Colac several matters need to be considered, including a consideration of climate impacts and opportunities for climate-ready actions. Colac has some unique demographic challenges compared with the rest of the State including: higher levels of disadvantage; higher occurrence of people in the community who experience a disability; and lower median weekly household income. Colac also has unique opportunities including a diverse range of employment industries and an expanding manufacturing sector, bucking nationwide trends.

Colac is following national trends with a growing portion of its households with only one or two people living in them.

State planning policy requires that Council plan to accommodate at least 15 years of growth across the Shire, and ensure orderly planning through structure planning.

The key aim of the Colac 2050 Growth Plan is to spatially identify where residential growth should occur. This will require Council in partnership with the community to consider a diverse range of issues. It is an important and exciting part of mapping Colac’s future. We encourage you as members of the community to get involved to help shape Colac’s future.



Map showing Regional Context

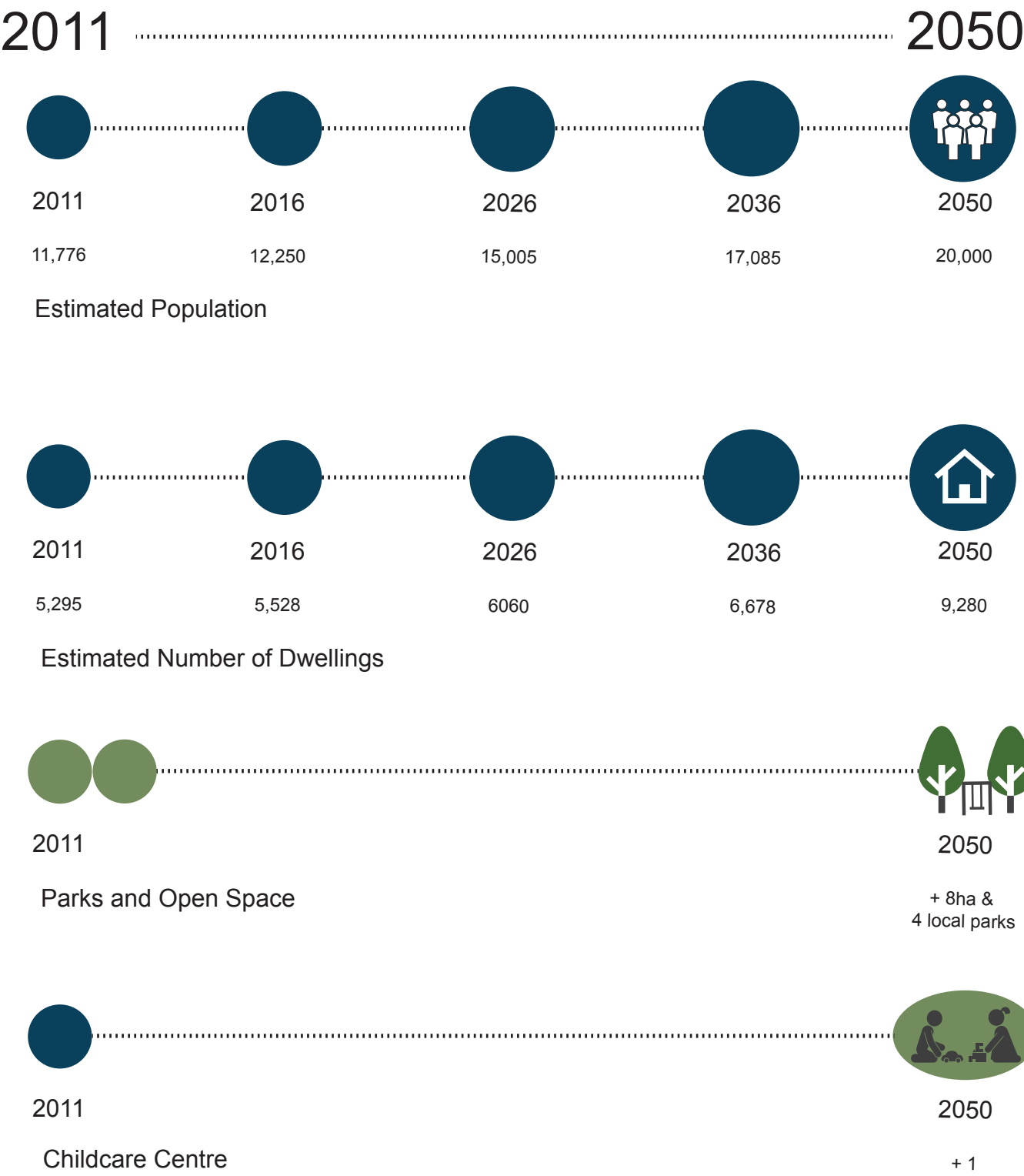


Aerial map of Colac with approximate study area





Colac from Now to 2050: A Snapshot







# Planning Context

The Colac Otway Planning Scheme is the statutory document which regulates the use and development of land in the Colac Otway Shire.

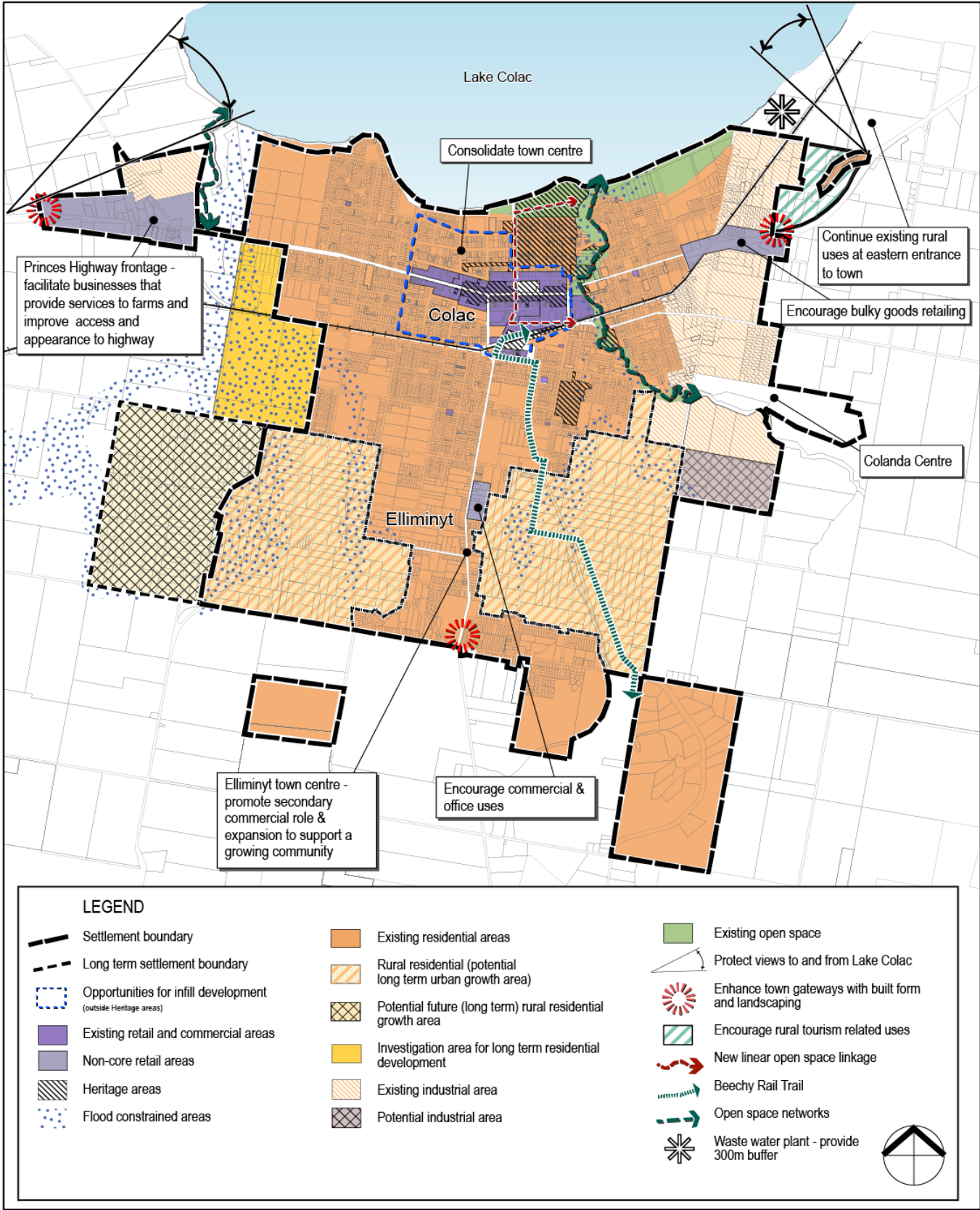
The Colac Framework Plan is part of the Scheme's Municipal Strategic Statement and is the key map which broadly guides land use in Colac. It shows the current settlement boundary for Colac, and indicates where residential, industrial and commercial land uses are to be located.

The plan identifies the opportunity to consolidate development around the town centre and activity nodes, taking heritage constraints into account.

It identifies some future investigation areas (for residential), some of which are subject to inundation (flooding). Prior to their development, the inundation constraint would need to be mitigated through a cost-effective engineering solution.

The plan also indicates that rural residential areas could be potential long term urban growth areas, also subject to flood mitigation measures.

Whilst Colac 2050 will update the Colac Framework Plan, there is value in recognising elements of the existing plan which remain relevant.



Map showing current Colac Framework Plan





# Flooding and Stormwater

Flooding and stormwater management are key constraints which influence land development in Colac, and two pieces of work have been undertaken to improve our understanding of whether any of the land which experiences flooding and inundation can be developed for more intense residential purposes.

The Department of Environment, Land, Water and Planning (DELWP) commissioned a flood study which examined flooding in the Deans Creek and Barongarook Creek catchments. It prepared improved mapping of these catchments which will replace the existing Land Subject to Inundation Overlay (LSIO) as part of a forthcoming planning scheme amendment. The study reveals that inundation in many parts of the town are shallower than previously thought.

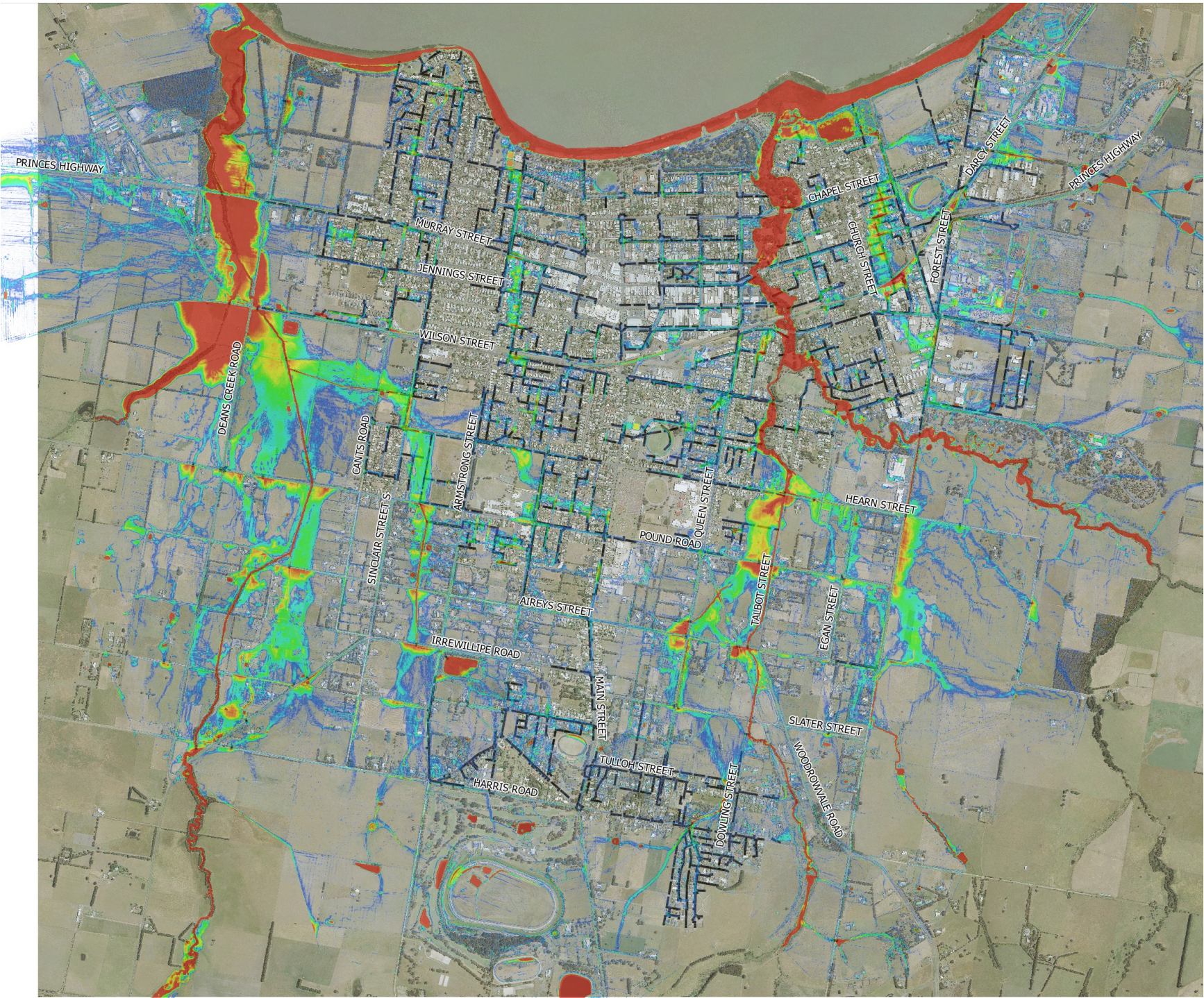
Council has also commissioned a study which builds on the DELWP work and examines the urban stormwater and drainage network. It also considers whether inundation in some areas can be resolved or alleviated through engineering solutions.

The results of these studies will guide planning decisions to ensure that new residential land is not located within areas that are subject to deep levels of inundation, and to consider whether new residential development could be located in areas where suitable engineering solutions exist to resolve flooding issues.


## Legend


100 year ARI Max Depth

- 0.05-0.10m
- 0.10-0.20m
- 0.20-0.30m
- 0.30-0.40m
- 0.40-0.50m
- >0.50
- Pipes



Suite 15, 333 Canterbury Rd,  
Canterbury VIC 3126  
PO Box 452 Canterbury  
VIC 3126  
www.engeny.com.au  
P: 03 9888 6978  
F: 03 9830 2601  
E: melb@engeny.com.au





200 0 200 400 600 800 m  
At A3 1:25,000  
Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia  
Vertical Datum: Australia Height Datum  
Grid: Map Grid of Australia, Zone 55

Colac Stormwater Development Strategy

100 Year ARI Flood Extent  
Catchment Wide

Map showing 100 Year ARI Flood Extent with indicative depths in and around Colac



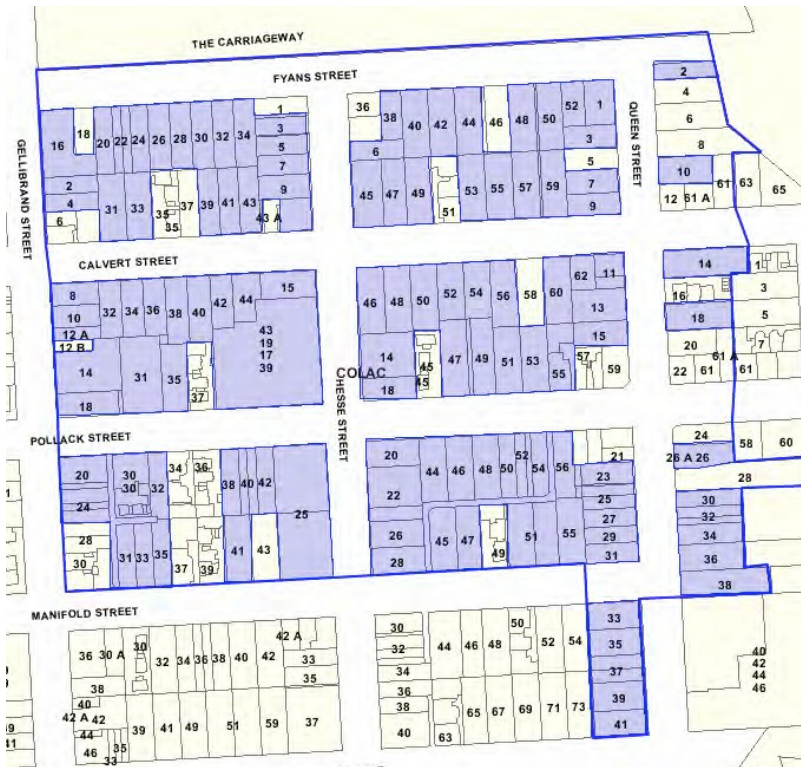


# Heritage

Colac has significant heritage values, with a long history of being home to Indigenous Australians followed by an early influx of European squatters and settlers from the 1830s.

Colac was one of the earliest European towns to be established in Victoria. Many properties are protected by the Heritage Overlay which also reflects the strong character influence that historical buildings have in the town. Many of these are within the central areas of Colac.

Infill opportunities will need to be carefully balanced with the heritage significance of these places. Council commissioned the preparation of Heritage Guidelines for Colac 2050 to assist with informing development within Colac's heritage precincts. These can inform a future Colac 2050 Planning Scheme Amendment and assist in identifying the role that Heritage Precincts play in future growth.



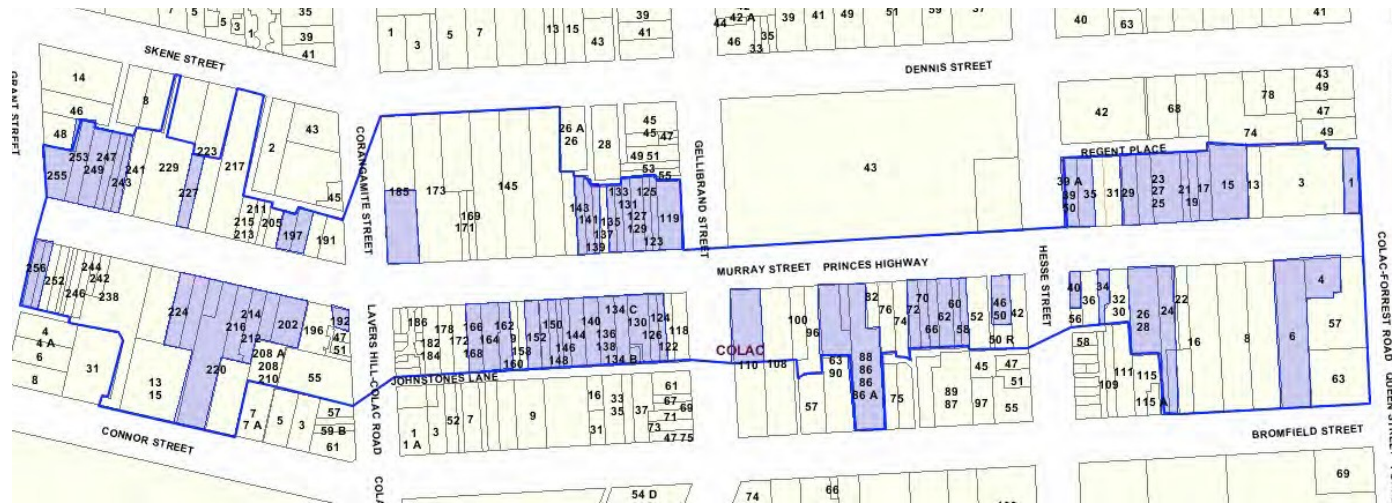
Map showing Colac Residential Precinct - HO307



Map showing areas in Colac with a Heritage Overlay (HO)



Map showing Colac Housing Estate - HO306



Map showing Murray Street Precinct - HO305



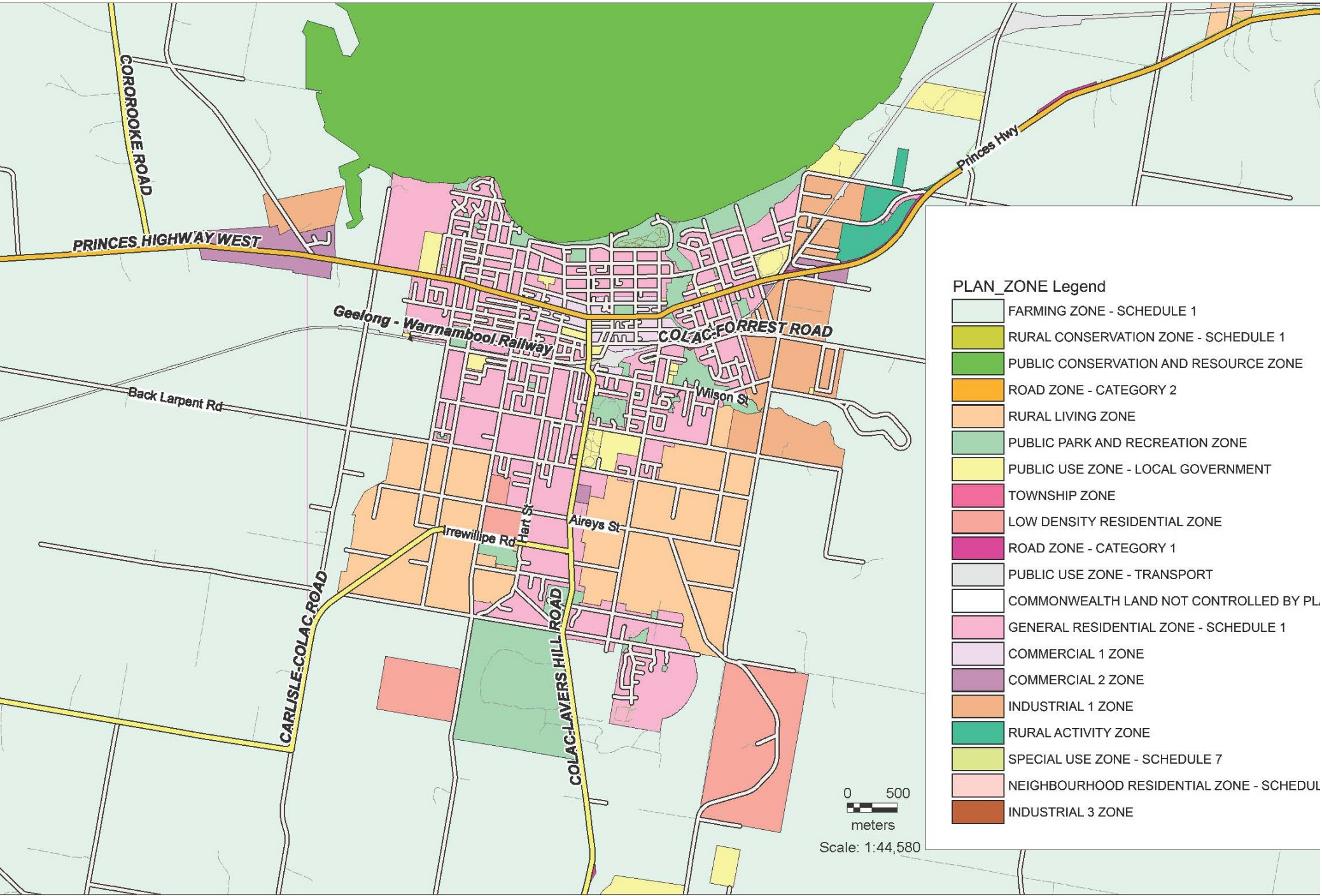


# Rural Living

Rural living was considered by a previous study. This study concluded that the most appropriate location for rural living land in the Colac Otway Shire is in the areas close to Colac.

The study also found that it is important to ensure a sufficient supply of Rural Living zoned land in this area as it may lead to fewer people buying farm land for rural lifestyle purposes in other parts of the Shire.

There is however no State requirement to provide a given amount of land in the rural living or low density residential zones. The Colac 2050 Growth Plan will need to, however, consider this important issue.



Map showing land use zones in and around Colac



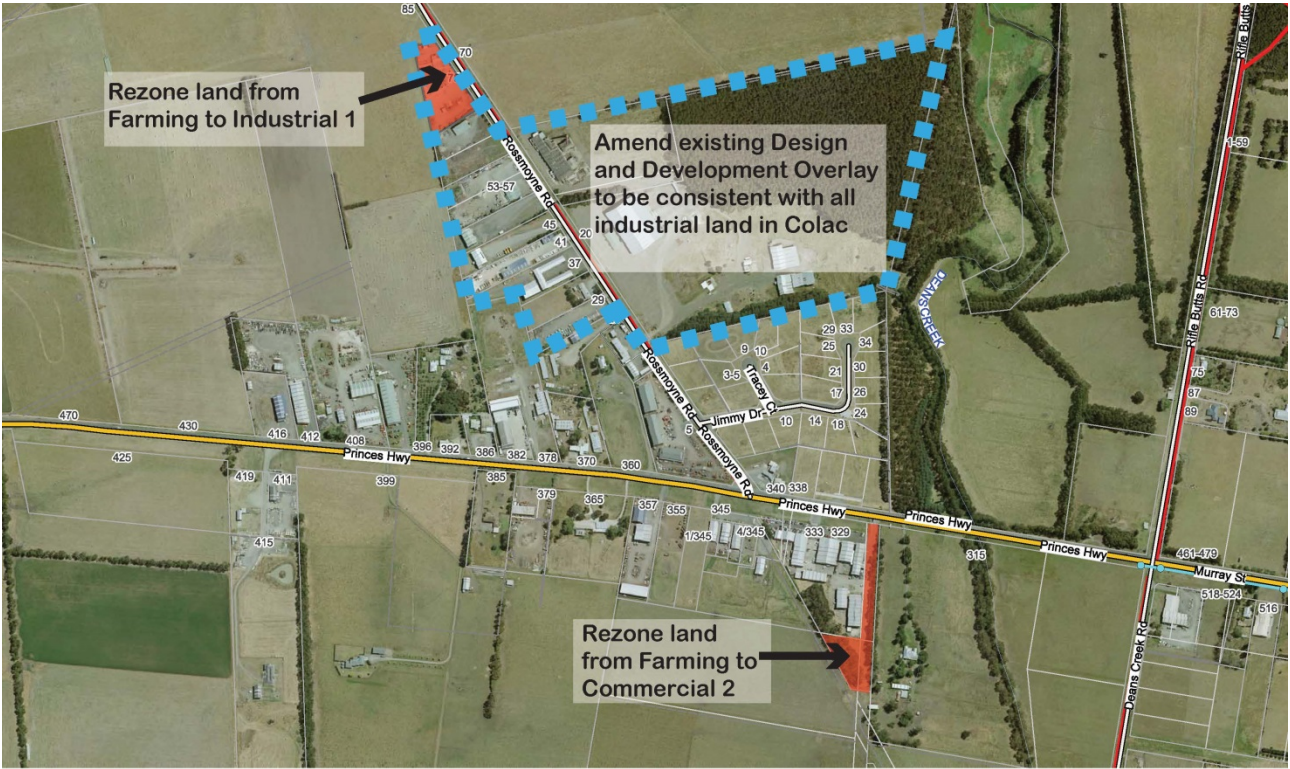
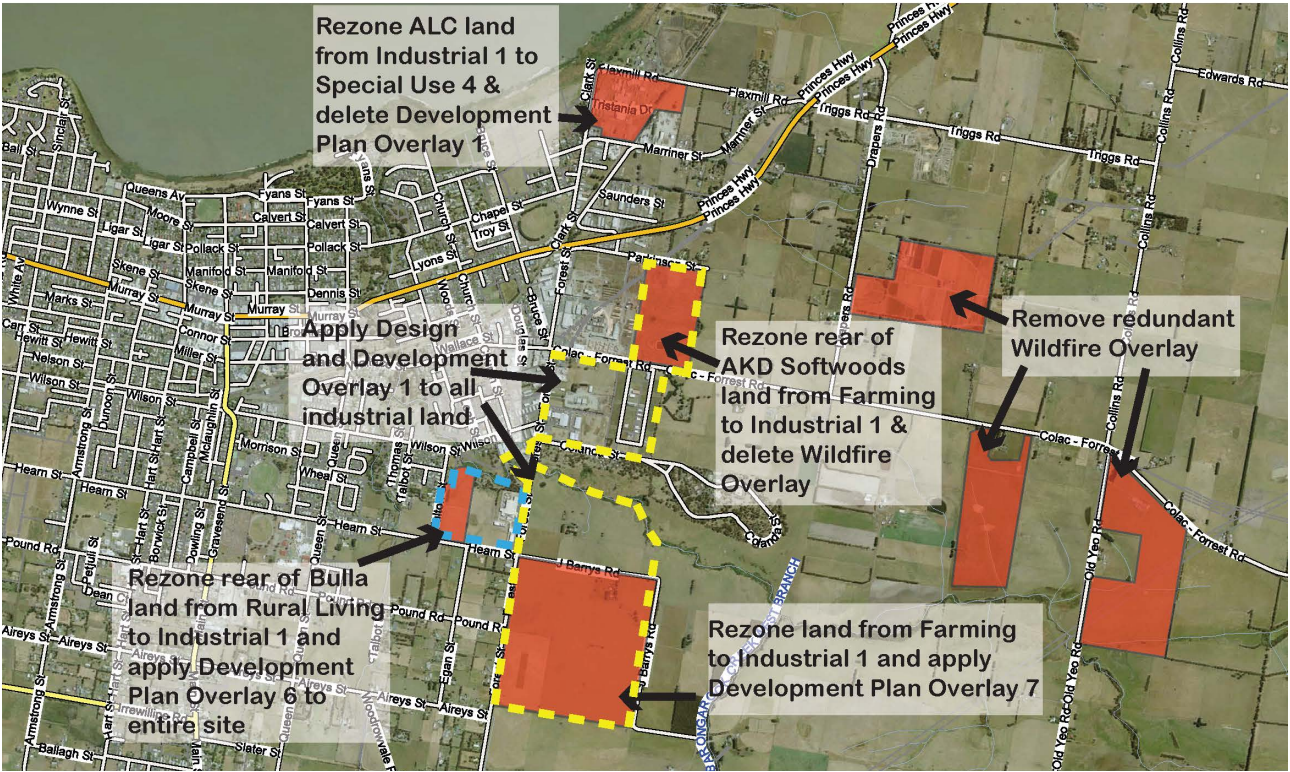


# Commercial and industrial

Council commissioned the *Colac Township: Economic Development, Commercial and Industrial Land Use Strategy* (2016) as part of Colac 2050. The study looked at commercial and industrial land supply and demand. It found that there is sufficient zoned land to accommodate forecast commercial requirements in Colac.

The focus for commercial uses can include developing and promoting existing businesses, and improving existing commercial areas to attract new businesses. Mechanisms such as public realm enhancements, amongst other things, can promote this.

There is a requirement for additional industrial land to accommodate potential industries that need larger land areas and allotment sizes. Amendment C86 to the Colac Otway Planning Scheme has been prepared to both implement the general recommendations of the Colac Township – Economic Development, Commercial and Industrial Land Use Strategy (2016) and to rezone additional land for industrial development. The Amendment should be finalised in the coming months.



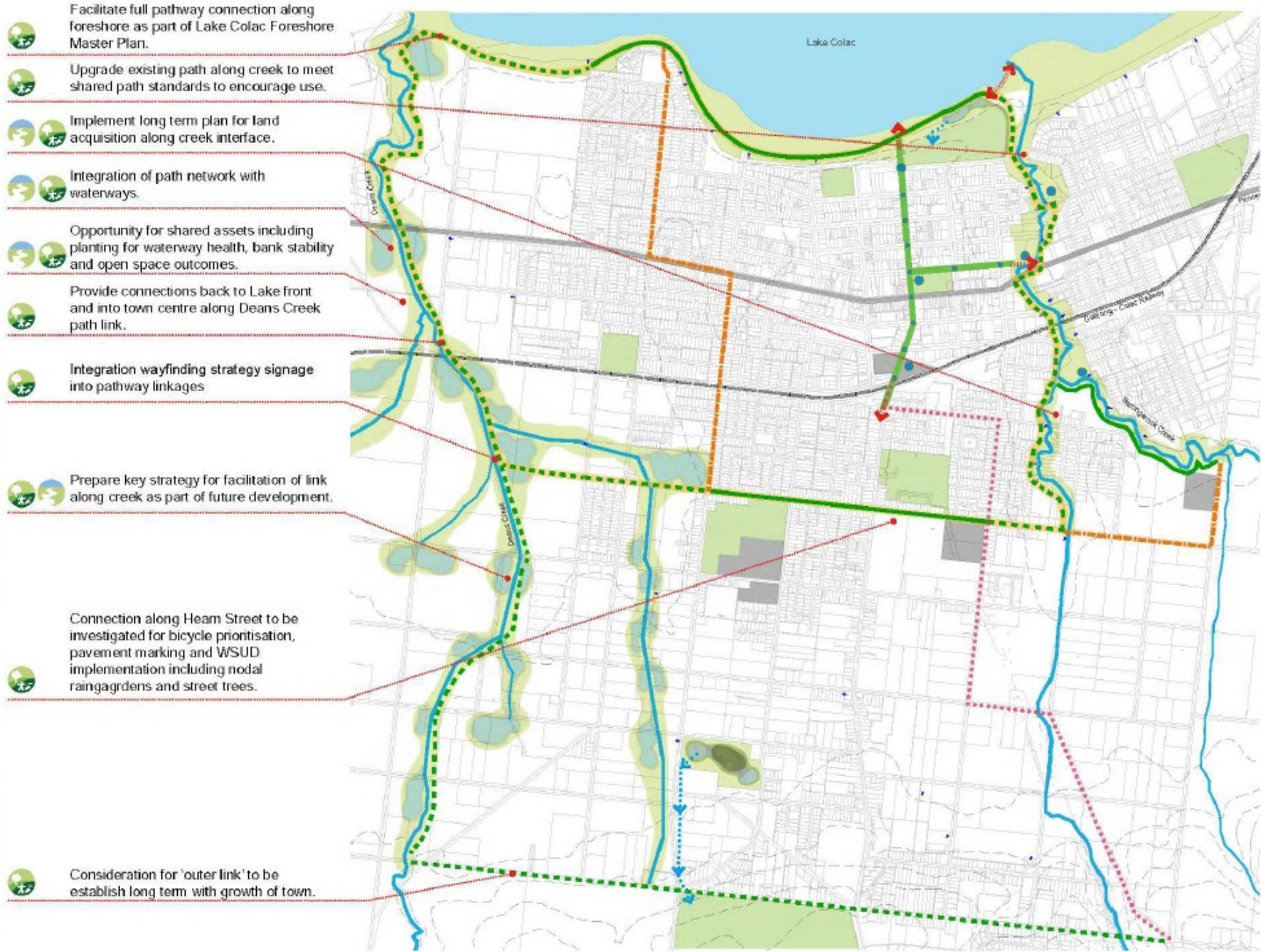




# Relevant Place Making Projects

The Colac CBD and Entrances Project established a vision for Colac as a “Botanic Garden City” and outlined several detailed projects aimed at realising the vision in the CBD, eastern and western entrances. Part of the capital works planned for the Princes Highway in Colac’s CBD have been funded and will be implemented in 2017. This will assist with the place making enhancements recommended by the Colac Township: *Economic Development, Commercial and Industrial Land Use Strategy* (2016).

Another important study, *The Integrated Water Cycle Management Plan*, indicates the opportunity to create a linear network in Colac using its waterways and an on-street link to create a circular pedestrian and cycle network around the town.



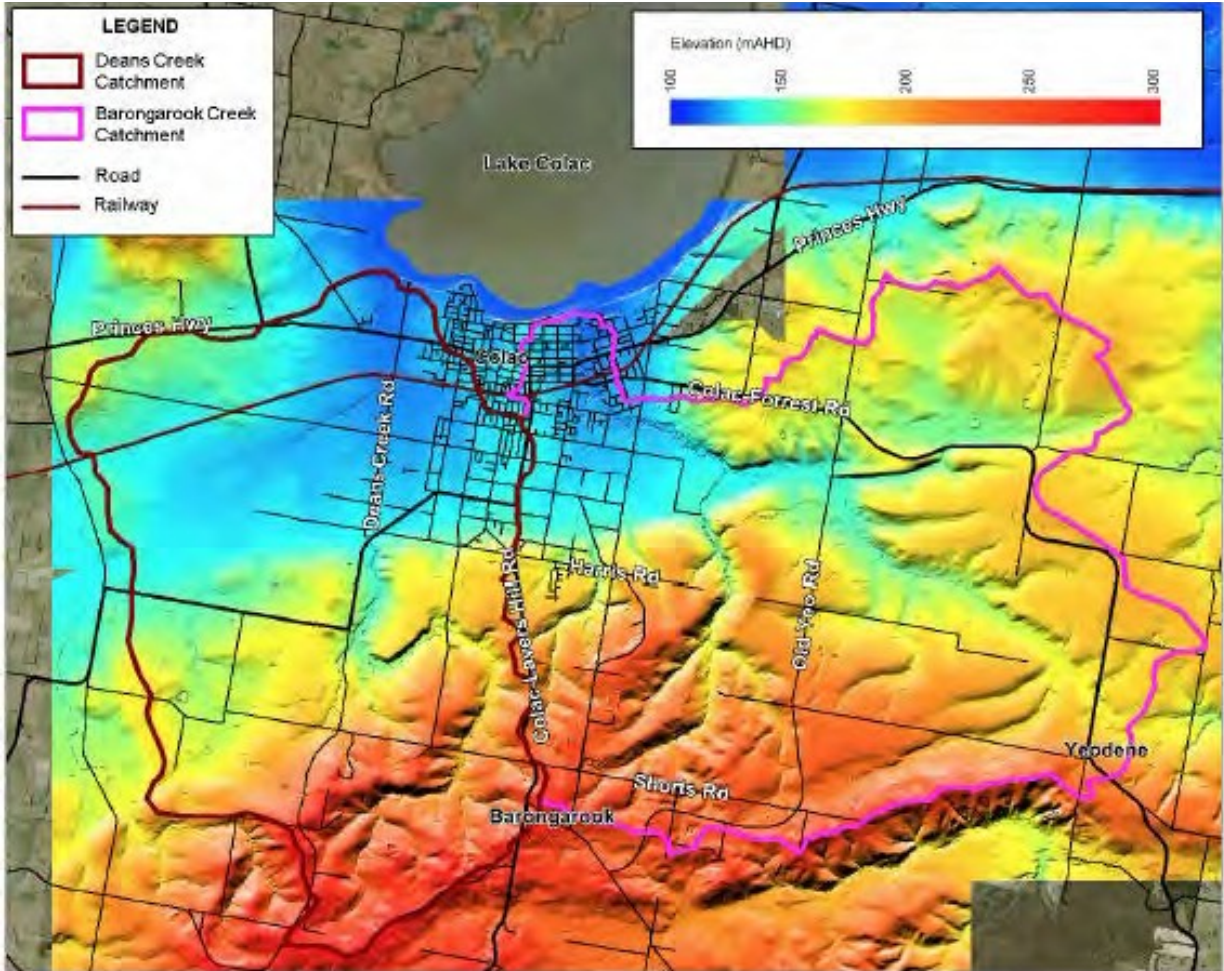




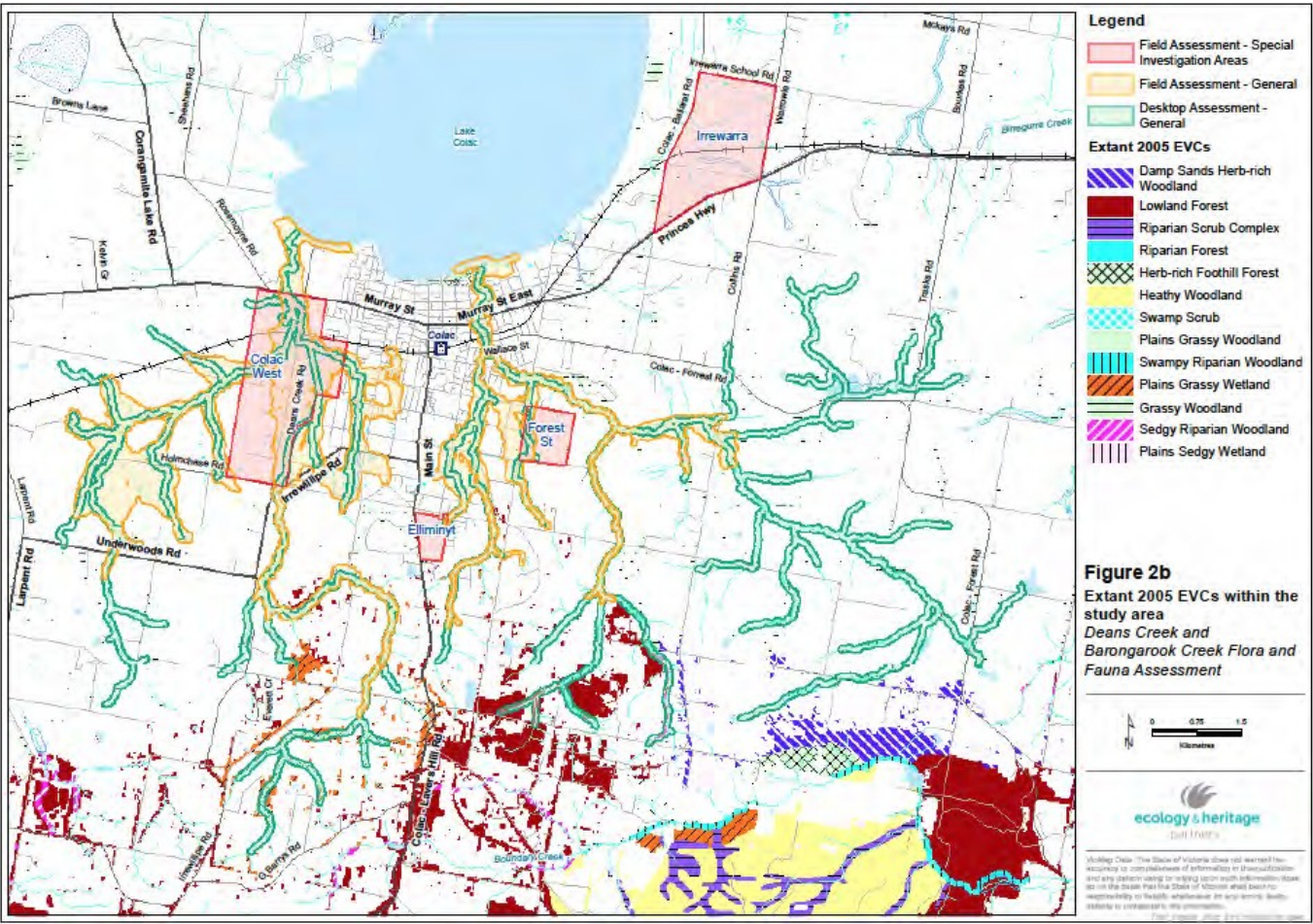
# Geography and Environment

Topography is a defining feature of Colac and it will be important in identifying future residential land. Some land is very steep and not ideally suited for residential development. On the other hand, viewing corridors and locations are important.

It is also important to consider remnant flora and fauna when planning for growth. A study commissioned by Council which examined the flora and fauna assets along the two creek corridors found that flora and fauna is not a significant constraint on the growth potential of Colac on current evidence. Much of the land surrounding Colac is highly modified pastoral land. More detailed studies will be required for any new growth areas prior to development approval. Also, future planning controls are potential opportunities to protect and enhance remnant patches of higher significance vegetation and to enhance the habitat values of the riparian zones of the two creek corridors through future development.



Map showing Digital Elevation Model from BMT WBM



Map showing Extant 2005 EVCs in and around Colac









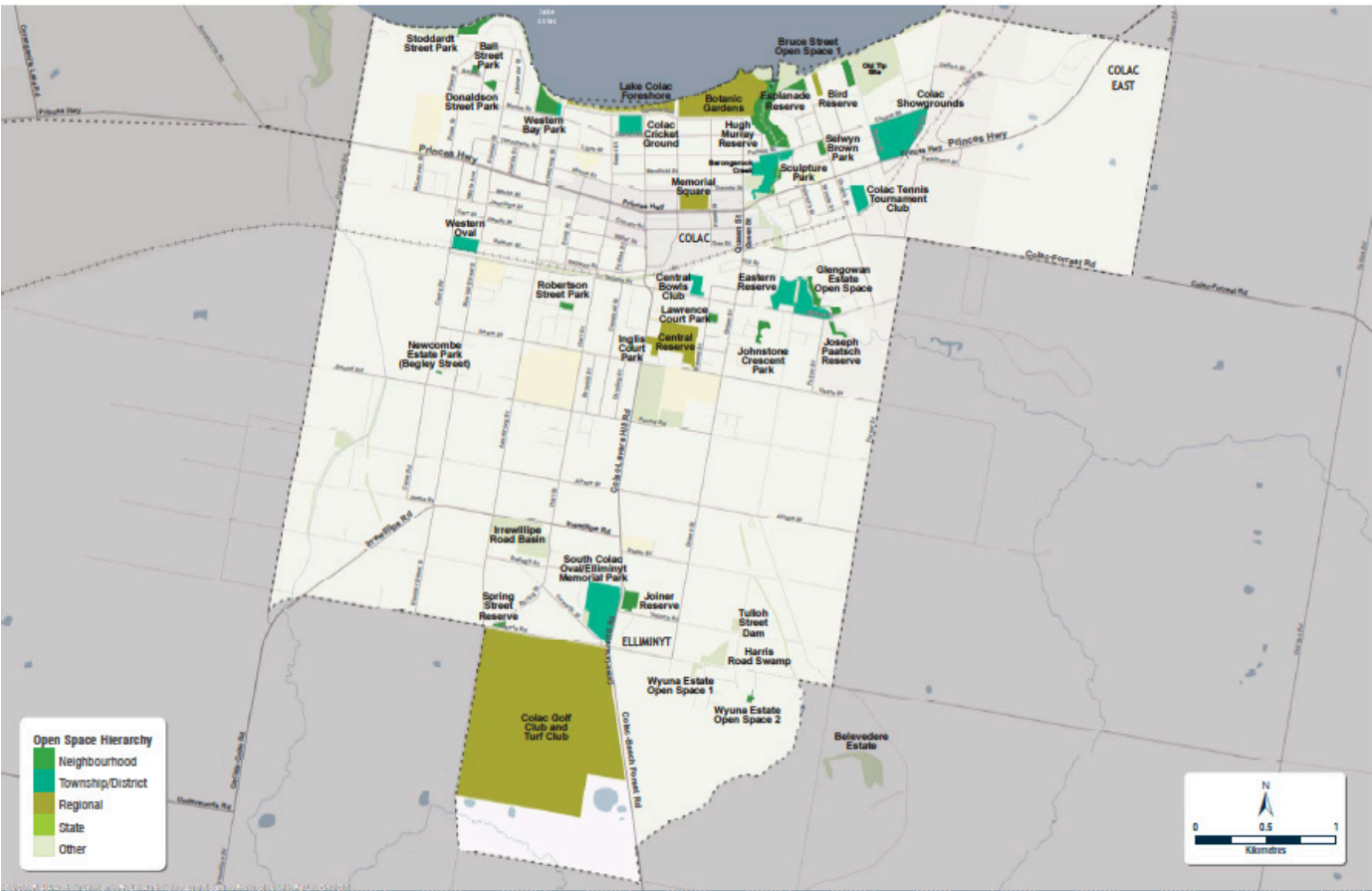
# Community Infrastructure

Planning for growth requires a consideration of community infrastructure including open space.

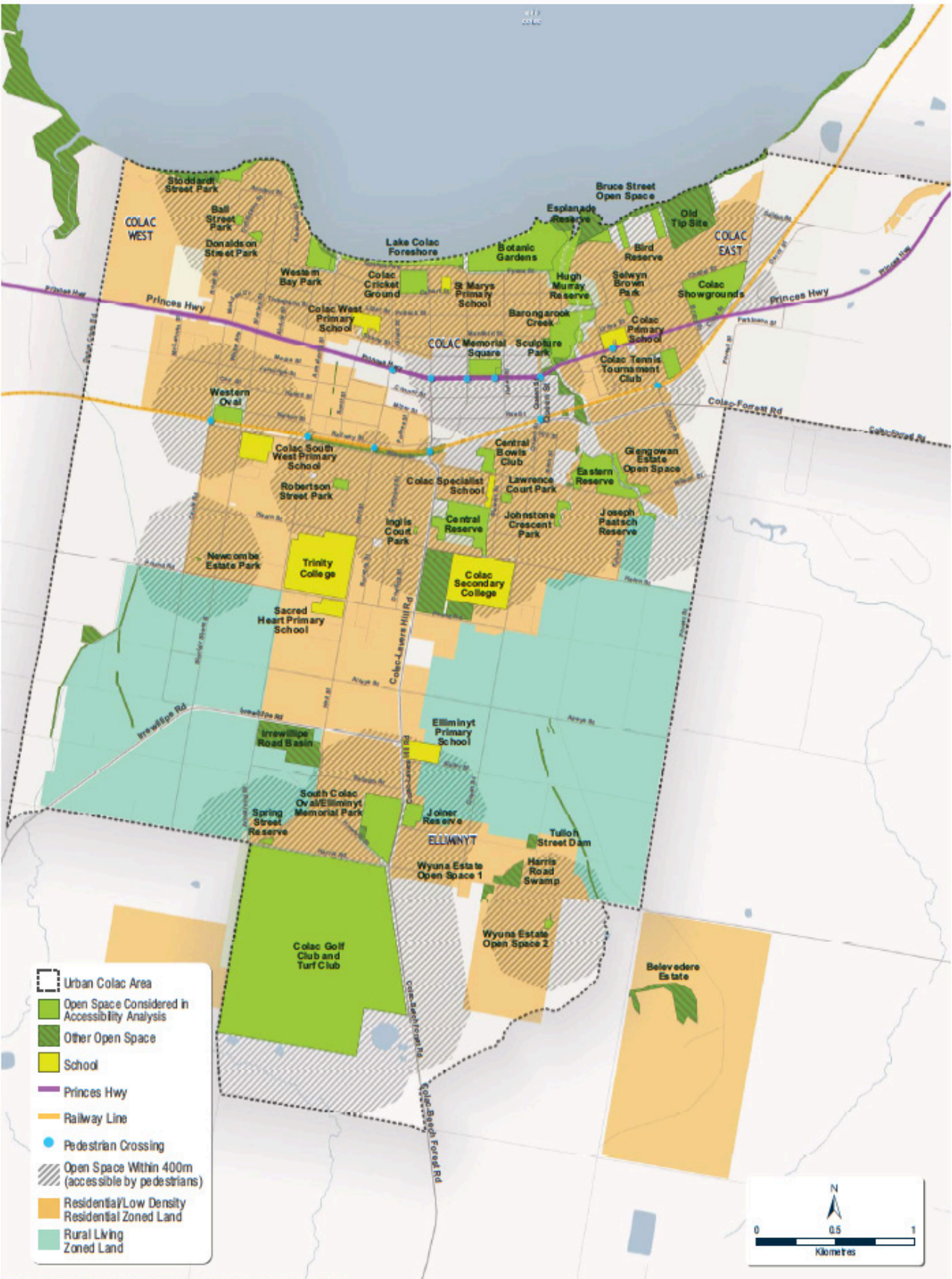
A Community Infrastructure Plan was commissioned for Colac 2050 which provided guidance in relation to the requirement for community infrastructure to service new growth. Its recommendations included:

- Explore the feasibility of developing an integrated children's services/community centre in Colac.
- Investigate the short and long term location options for the provision of soccer fields.
- Make provision for an 8ha active recreation reserve in Elliminyt for lower profile sports.
- Make provision for at least four local parks (at least 5ha in total) in the Elliminyt local area.
- Create a continuous recreational pathway (named the Botanic Link Pathway) connecting the Town's key water assets of Lake Colac and Barongarook Creek with the Beechy Precinct and back to the Lake via a western edge route, potentially along Deans Creek.

- Convert part of the old Colac High School site to open space.
  - Transform the flood prone land on the western edge of Colac (around Deans Creek and its tributaries) through water sensitive urban design processes. Transformation would involve the expansion of existing waterways, the addition of new waterways and provision of new areas of connected open space.
- The Plan noted that open space is difficult to access in parts of the town, including parts of west Colac and Elliminyt. Also, the type and quality of open space is not always appropriate for the needs of the town. Colac 2050 may present an opportunity to improve the open space available in some areas.



Maps showing Colac's Open Space Hierarchy and Categories (Colac Otway Open Space Strategy, 2011)



Map showing walkable open space access in Colac (Colac Otway Open Space Strategy, 2011)





# Residential Land Supply and Demand

As part of the Colac 2050 project, Council commissioned several studies to examine the current residential land supply and likely demand to meet the aspirational population forecast of 20,000 by 2050.

The first study found that Colac has at least a 16 years' supply of land in the General Residential Zone, composed of land that is either unconstrained or subject to low or moderate level constraints. This is based on the most recent five-year average of 60 dwellings constructed per annum. Given the State requirement for at least a 15 years' supply of residential land in a municipality, Colac will need to identify and rezone land in the near future to facilitate residential development.

In relation to housing supply in the other residential zones in town, there is potential for 178 new dwellings in the Low Density Residential Zone, and 16 new dwellings in the Rural Living Zone. The existing residential areas of Colac also contain vacant lots, derelict vacant dwellings, and single dwellings on larger parcels of land which could be redeveloped as infill development. This would add to the potential future supply of dwellings.

Initial estimates of GRZ1 land supply required to meet the current growth suggest the need for an additional 75 ha of land supply at a lot yield rate of 12/hectare, or 60ha at 15/ha. This figure should be recalibrated once the results of the Colac Stormwater Development Strategy are known, and consider the aspirational projections for the coming decades.

It will be necessary to determine as part of the development of the Colac 2050 Growth Plan the location of future GRZ1 land, and whether the locations nominated by the Colac Framework Plan continue to make sense within the context of Colac's future growth.







# Opportunities and Constraints

To consider where future residential growth should occur in Colac, the opportunities and constraints of different locations need to be explored. This section brings together the key findings of the previous section. It also draws some of this information together in an opportunities and constraints map.

Opportunity	Constraint
Potential exists for urban infill around the town centre with medium density housing to cater for the growing number of smaller household sizes	Urban infill in heritage areas will need to be balanced against heritage values
Heritage Guidelines could be implemented through a Planning Scheme amendment to provide guidance on managing growth in heritage areas	
Development could be used to expand upon the open space network and develop a linear network using the creek corridors and on-street east-west links	Development along the creek corridors will need to be balanced against cultural heritage, flora and fauna, and inundation constraints. Furthermore, prior to areas of significant inundation being identified for residential growth, it will need to be demonstrated that the land can be adequately drained through a cost-effective engineering solution.
Development could improve accessibility by delivering new infrastructure which is designed for universal access	
Developing new growth areas could deliver more housing options for people looking to move to Colac and work in its expanding manufacturing base	New housing will need to be located away from industrial buffer areas in order to avoid future land use conflict
There is an opportunity to explore intensifying some of the areas currently in the Rural Living Zone if flooding issues can be resolved.	It will be important to maintain an adequate supply of Rural Living and Low Density Residential lots near Colac to avoid pressures on farming land for rural lifestyle purposes
There is an opportunity to explore suitable locations for rural residential uses if deemed required (LDRZ and RLZ)	
There is opportunity to identify an area(s) for future residential growth to supply land for the next 10 to 20 years and identify a growth corridor beyond this to 2050	
There is an opportunity to review the DPO2	
Development could be used to help deliver an integrated children's services / community hub	Funding options would need to be explored as part of future growth
A designated growth area could be used to deliver soccer fields as part of an active recreation reserve and smaller local parks	Funding options would need to be explored as part of future growth
The former Colac High School site could be partially used for open space	
	Development should avoid areas of very steep land
	Development should consider their impact on key viewing corridors and locations
	The existing sewer district is limited in Colac and would need to be extended to service areas beyond its current reach
Development could be used to improve local road infrastructure and improve pedestrian and cyclist safety	Funding options would need to be explored as part of future growth
There is an opportunity to use planning controls to protect and enhance remnant patches of higher significance vegetation and ecological values in the riparian zones of the creek corridors	



# Colac 2050 - Opportunities and Constraints Map

